

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR MINIMUM REAR YARD SETBACK VARIANCE FROM 200 FEET TO 30 FEET FOR AN EXISTING ADDITION TO A DETACHED SCREEN ROOM ON PROPERTY ABUTTING THE WEKIVA RIVER IN THE A-1 (AGRICULTURE DISTRICT); (JOHN COLBERT, APPLICANT).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Earnest McDonald **CONTACT:** Francisco Torregrosa **EXT.** 7387

Agenda Date 09-27-04 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

MOTION/RECOMMENDATION:

1. **APPROVE** REQUEST FOR MINIMUM REAR YARD SETBACK VARIANCE FROM 200 FEET TO 30 FEET FOR AN EXISTING ADDITION TO A DETACHED SCREEN ROOM ON PROPERTY ABUTTING THE WEKIVA RIVER IN THE A-1 (AGRICULTURE DISTRICT); (JOHN COLBERT, APPLICANT); OR
2. **DENY** REQUEST FOR MINIMUM REAR YARD SETBACK VARIANCE FROM 200 FEET TO 30 FEET FOR AN EXISTING ADDITION TO A DETACHED SCREEN ROOM ON PROPERTY ABUTTING THE WEKIVA RIVER IN THE A-1 (AGRICULTURE DISTRICT); (JOHN COLBERT, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	<table> <tr> <td>APPLICANT:</td><td>JOHN COLBERT</td></tr> <tr> <td>LOCATION:</td><td>186 WEKIVA PARK DRIVE</td></tr> <tr> <td>ZONING:</td><td>A-1 (AGRICULTURE DISTRICT)</td></tr> </table>	APPLICANT:	JOHN COLBERT	LOCATION:	186 WEKIVA PARK DRIVE	ZONING:	A-1 (AGRICULTURE DISTRICT)
APPLICANT:	JOHN COLBERT						
LOCATION:	186 WEKIVA PARK DRIVE						
ZONING:	A-1 (AGRICULTURE DISTRICT)						
BACKGROUND/ REQUEST	<ul style="list-style-type: none"> • THE APPLICANT CONSTRUCTED AN ADDITION TO A DETACHED SCREEN ROOM THAT ENCROACHES 170 FEET INTO THE MINIMUM 200 FOOT REAR YARD SETBACK FROM THE EDGE OF THE WEKIVA RIVER AS MEASURED FROM THE MEAN HIGH WATER ELEVATION. • ON MARCH 11, 2003, THE APPLICANT RECEIVED A NOTICE OF CODE VIOLATION FROM THE CODE ENFORCEMENT DIVISION FOR CONSTRUCTING THE SCREEN ROOM ADDITION WITHOUT A PERMIT. • A SEARCH OF COUNTY RECORDS DID NOT REVEAL DOCUMENTATION THAT THE ORIGINAL SCREEN STRUCTURE RECEIVED THE NECESSARY PERMITS. • THE APPLICANT HAS STATED THAT THE SCREEN ROOM 						

	WAS BUILT BEFORE 1983. AS SUCH, IT WOULD PRE-DATE THE WEKIVA RIVER PROTECTION POLICIES CONTAINED IN THE COMPREHENSIVE PLAN ADOPTED IN 1987 AND WOULD REQUIRE ONLY A 30 FOOT SETBACK FROM THE RIVER.
STAFF FINDINGS	DURING ITS REVIEW OF THE REQUEST FOR REAR YARD SETBACK VARIANCE, STAFF DETERMINED THAT THE STANDARD FROM WHICH THE APPLICANT IS SEEKING A VARIANCE IS A COMPREHENSIVE PLAN POLICY, RATHER THAN A PROVISION OF CHAPTER 30. FOR THIS REASON, THE BOARD OF ADJUSTMENT IS NOT EMPOWERED TO HEAR OR GRANT THE REQUEST.
STAFF RECOMMENDATION	BASED ON THE STATED FINDINGS, STAFF RECOMMENDS THE BOARD TAKE NO ACTION ON THIS ITEM.



APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

APPLICATION TYPE:

☒ **VARIANCE** Rear yard setback variance from 200' to 30'
for an existing addition to a detached screen room

☐ **SPECIAL EXCEPTION**

☐ **MOBILE HOME SPECIAL EXCEPTION**

☐ EXISTING ☐ PROPOSED ☐ REPLACEMENT

MOBILE HOME IS FOR

YEAR OF MOBILE HOME

SIZE OF MOBILE HOME

ANTICIPATED TIME MOBILE HOME IS NEEDED

PLAN TO BUILD ☐ YES ☐ NO ☐ IF SO, WHEN

MEDICAL HARDSHIP ☐ YES (LETTER FROM DOCTOR REQUIRED) ☐ NO

☒ **APPEAL FROM DECISION OF THE PLANNING MANAGER**

	PROPERTY OWNER	AUTHORIZED AGENT
NAME	John Colbert	
ADDRESS	186 Wekiva Park Drive	
	Sanford, FL 32771	
PHONE 1	(407) 322-8024	
PHONE 2		
E-MAIL		

PROJECT NAME: Wekiva Park Drive (186)

SITE ADDRESS: 186 Wekiva Park Drive

CURRENT USE OF PROPERTY: Single-family residence

LEGAL DESCRIPTION: see attached

SIZE OF PROPERTY: approx 9.0 acre(s) PARCEL I.D. 21-19-29-SMQ-0100-0000

UTILITIES: ☐ WATER ☐ WELL ☐ SEWER ☐ SEPTIC TANK ☐ OTHER

KNOWN CODE ENFORCEMENT VIOLATIONS screen room addition without
permits

IS PROPERTY ACCESSIBLE FOR INSPECTION ☒ YES ☐ NO

This request will be considered at the Board of Adjustment regular meeting on Sept. 27, 2004
(mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

John E. Colbert

SIGNATURE OF OWNER OR AGENT*

8/6/04
DATE

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

VARIANCE 8:

APPEAL FROM BOA DECISION TO BCC

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME		
ADDRESS		
PHONE 1		
PHONE 2		
E-MAIL		

NATURE OF THE APPEAL

BCC PUBLIC HEARING DATE

FOR OFFICE USE ONLY

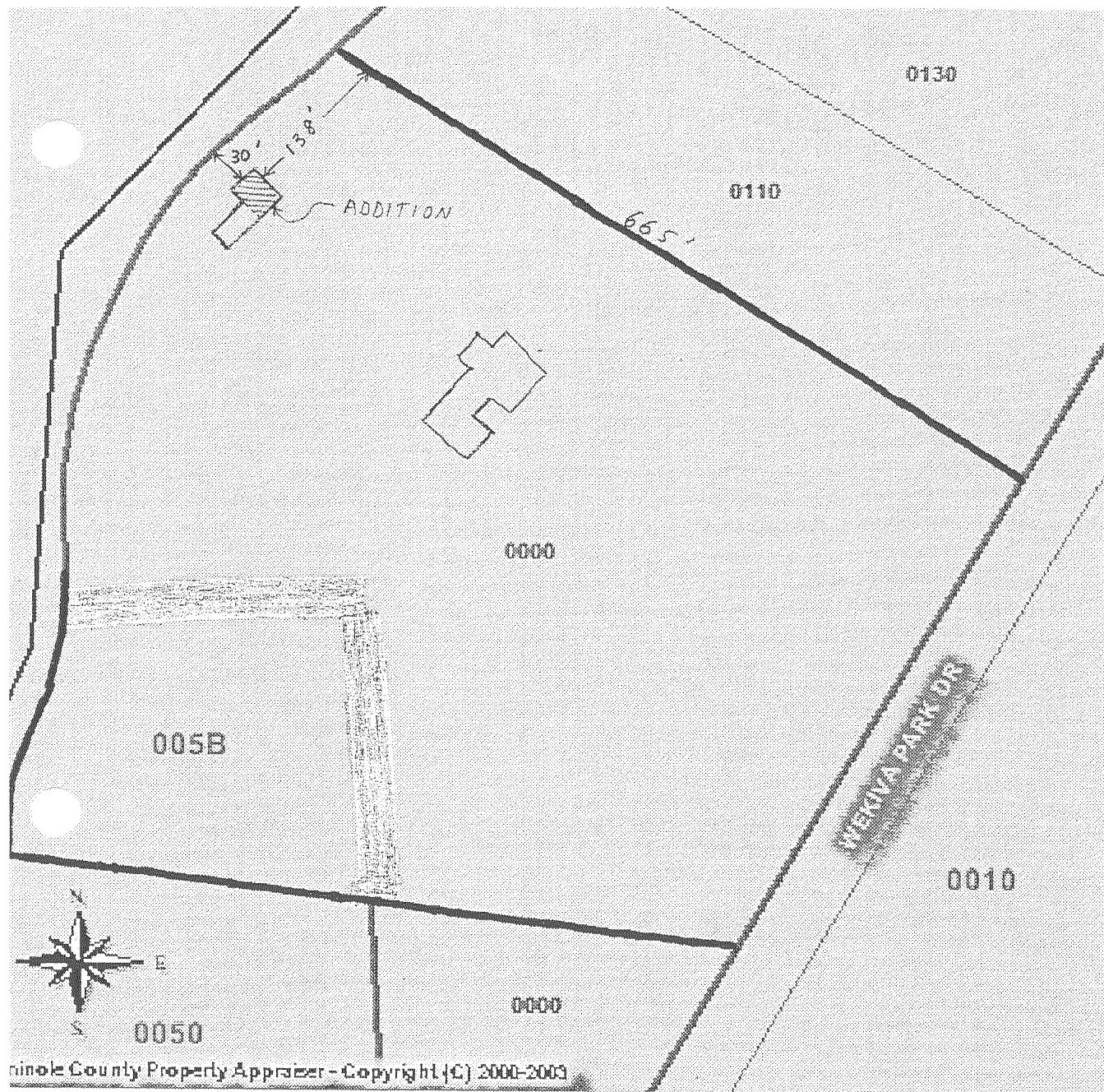
PROCESSING:

FEE: \$150.00 COMMISSION DISTRICT 1 FLU/ZONING SE/A-1

LOCATION FURTHER DESCRIBED AS on the west side of Wekiwa Park Drive approximately 0.66 mile north of WP Drive and SR 46

PLANNER JV DATE 8/6/04

SUFFICIENCY COMMENTS applicant to submit site plan with dimensions by 8/13/04



Pinole County Property Appraiser - Copyright (C) 2000-2003

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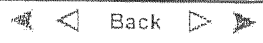
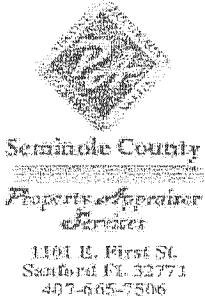
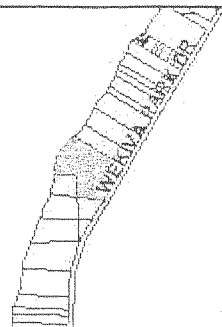
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PARCEL DETAIL																																																																																																		
																																																																																																		
GENERAL Parcel Id: 21-19-29-5MQ-010D-0000 Tax District: 01-TX DIST 1 - COUNTY Owner: COLBERT JOHN TRUSTEE Exemptions: 00-HOMESTEAD Own/Addr: FBO JOHN COLBERT Address: 186 WEKIVA PARK DR City,State,ZipCode: SANFORD FL 32771 Property Address: 186 WEKIVA PARK DR SANFORD 32771 Subdivision Name: WEKIVA CAMP SITES REPLAT Dor: 01-SINGLE FAMILY						2004 WORKING VALUE SUMMARY Value Method: Market Number of Buildings: 2 Depreciated Bldg Value: \$68,672 Depreciated EXFT Value: \$2,535 Land Value (Market): \$356,214 Land Value Ag: \$0 Just/Market Value: \$427,421 Assessed Value (SOH): \$202,312 Exempt Value: \$25,000 Taxable Value: \$177,312																																																																																												
SALES Deed Date Book Page Amount Vac/Imp WARRANTY DEED 01/2004 05179 1658 \$100 Improved Find Comparable Sales within this Subdivision						2003 VALUE SUMMARY Tax Value(without SOH): \$5,829 2003 Tax Bill Amount: \$2,975 Savings Due To SOH: \$2,854 2003 Taxable Value: \$173,540 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS																																																																																												
LAND <table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>FRONT FOOT & DEPTH</td> <td>613</td> <td>650</td> <td>.000</td> <td>600.00</td> <td>\$356,214</td> </tr> </tbody> </table>						Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	FRONT FOOT & DEPTH	613	650	.000	600.00	\$356,214	LEGAL DESCRIPTION PLAT BLKS 01 03 & LOT 11 (LESS NELY 100 FT OF LOT 11 & BEG S COR BLK 01 RUN N 505 FT S 80 DEG 36 MIN 30 SEC E 315.35 FT S 34 DEG 27 MIN W TO BEG) & 21-19-29-300-005B-0000 SEC 21 TWP 19S RGE 29E BEG 505 FT N OF S COR LOT 01 REPLAT WEKIVA CAMP SITES RUN N 80 DEG 36 MIN 30 SEC W TO RIVER RUN NELY ALONG RIVER TO S LI LOT 3 E 340 FT S 250 FT TO BEG REPLAT OF WEKIVA CAMP SITES PB 9 PG 20																																																																																
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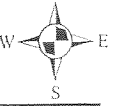
ALUM CARPORT NO FLOOR	1991	940	\$2,132	\$3,760
WOOD CARPORT NO FL	1991	280	\$403	\$840

NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.



**John Colbert
186 Wekiva Park Drive**





STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

JEB BUSH
Governor

STEVEN M. SEIBERT
Secretary

May 23, 2002

Mr. John P. Cook, President
Cook Portable Warehouse
100 Douglas Street
Valdosta, GA 31601

RE: Manufacturer Certification: Cook Portable Warehouse
To manufacture: Residential Lawn Storage Buildings
Manufacturer I. D. Number: CPW-384
This approval expires: May 22, 2005

Dear Mr. Cook:

I am pleased to inform you that the Department of Community Affairs has granted Cook Portable Warehouse approval to manufacture residential lawn storage buildings for installation in Florida. This approval is granted pursuant to your submittal which was found by this department and your inspection/plans review agency to be in compliance with the Manufactured Buildings Act. Building plans must be approved by your third party inspection/plans review agency before manufacturing the buildings. Buildings must be inspected by your third party agency during the manufacturing process.

The buildings must also meet the wind speed of the geographic area they are installed. On site installation requirements are specifically and entirely reserved to local authorities. These requirements must be reasonable and uniformly applied as conventional construction.

Based on Section 553.37(3) F. S. all manufactured buildings bearing insignias of approval shall be deemed to comply with the requirements of all ordinances or rules enacted by any local government which govern construction while Section 553.37(5) of the Act does not require additional approval by local government.

A copy of this letter must be attached to the approved plans when making application for local building permits.

Sincerely,

A handwritten signature in cursive script that reads "Ila Jones".

Ila Jones
Program Administrator
Codes and Standards Office

U:akd

cc: Clayton Barrows, HWC

2555 SHUMARD OAK BOULEVARD • TALLAHASSEE, FLORIDA 32399-2100
Phone: 850.488.8466/Suncom 278.8466 FAX: 850.921.0781/Suncom 291.0781
Internet address: <http://www.dca.state.fl.us>

Apr. 16. 2004 11:38AM

No. 7938 P. 2

ENGINEERING SERVICES GROUP, Inc.

1299 W. Fairbanks Ave. Suite B, Winter Park, FL 32789 (407) 740-7111 / (407) 740-7658
391 W. Alfred St. Tavares, FL 32778 (352) 742-7171 / Fax (352) 742-7197

Engineering Letter:

To: Building Services Division

Re: Cook Portable Warehouses

Date: 7/8/03

To whom it may concern:

Please be advised we have reviewed the "Master File" of floorplans for Cook. These structures have been built in accordance with, and meet the requirements of, Florida Building Code Section 1606, 2001 edition; and ASCE 7-98. This is up to and including 130 miles per hour wind zones. Certification by the engineer applies to the above statement only.

Individual permit applications will be submitted by the property owner or dealer at the time of purchase.

We give permission, via this letter, for all purchasers of these buildings to use this Engineering Master File.

Please call our office if you have any further questions.

Sincerely,

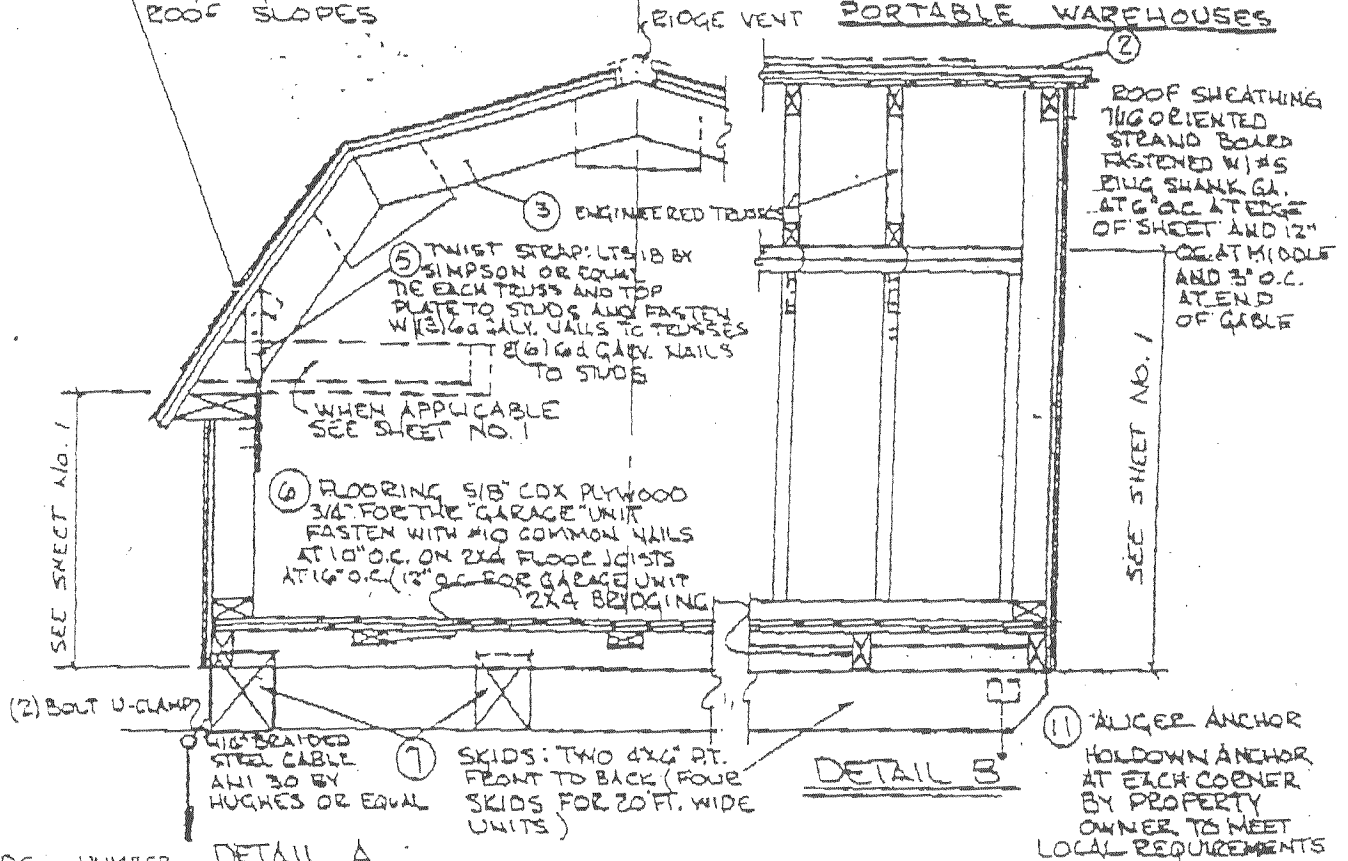


J. Lee Smith, P.E.

Cook

PORTABLE WAREHOUSES

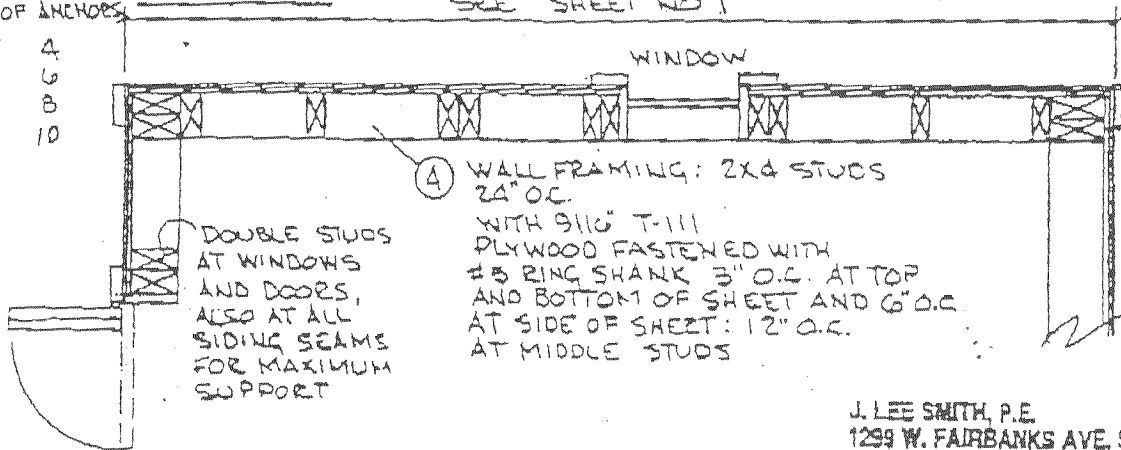
APR 16 2004 11:39 AM
 TRUSSES 12'X30'
 MIN. FASTENED
 WITH 1" GALV. #4 ROOFING NAILS
 TO MEET MIN. RECOMMENDATIONS
 OF MFG'S. FOR VARIOUS
 ROOF SLOPES



BLDG. LENGTH	NUMBER OF ANCHORS
12'-14'	4
16'-18'	6
20'-24'	8
24'-32'	10

DETAIL A

SEE SHEET NO. 1



DETAIL C

J. LEE SMITH, P.E.
 1299 W. FAIRBANKS AVE, STE B
 WINTER PARK, FL 32789
 FL CERTIFICATION #36177

SHEET NO. 2

(NOT TO SCALE)

ENGINEERING SERVICES GROUP

99 W. FAIRBANKS AVE. SUITE B WINTER PARK FL 32789 (407) 740-7111
 31 W. ALFRED ST. TAVARES FL 32778
 (352) 742-7171 fax (352) 742-7197

Lee f
 7/8/03

Apr. 16. 2004 11:39AM

ENGINEERING SERVICES GROUP, Inc.1299 W. Fairbanks Ave. Suite B, Winter Park, FL 32789 (407) 740-7111 / (407) 740-7656
391 W. Alfred St. Tavares, FL 32770 (352) 742-7171 / Fax (352) 742-7197**Engineering
Calculations**Project: **COOK PORTABLE WAREHOUSES**
Client:

Date:

Page: 1 of 1

WIND LOAD CALCULATIONS BASED ON FBC2001: Simplified Method per 1606.2

$q = 0.00256 \times V^2$	$K_z K_{zt} K_d G C_p$	Exposure Category =	B	Multiplier (see Table Below)	1
H =	30.00 feet	Zg =	1200	alpha =	4.5
Kz =	0.50 $2.58 \times (H/Zg)^{2.67}$ alpha from ASCE 7 (Contourary) Table 1606.20 Height & Exposure Adjustment Const.				
Kzt = $(1 + K_1 K_2 K_3)^2$	1.3689	where K1 =	0.17	K3 =	1
Kd =	0.85	K2 =	1 (Fig. 6-2)	Mean Roof H	EXPOSURE CATEGORY
I =	1.00	Importance Factor from Table 5		Height (ft.)	B C D
V =	120.00	(basic wind velocity, mph)		15	1.00 1.21 1.47
q =	21.48	Per FBC2001		20	1.00 1.29 1.55
				25	1.00 1.35 1.61
				30	1.00 1.40 1.66
				35	1.05 1.45 1.70
				40	1.09 1.48 1.74
				45	1.12 1.53 1.78
				50	1.16 1.58 1.81
				55	1.19 1.59 1.84

Building dimensions:

End Zone = Z =

ft. per 1606.2.6.1

L =

10% least horizontal dimension

40% eave height

W =

Table 1606.2A = Simplified Wind Load Coeff.

Main wind force resisting systems (PSF)

ENCLOSED BUILDINGS

Roof Angle = 5/12 approx = 32 deg.

Transverse Wind (a=0-5)
(10-20)
this bldg. →
Longitudinal Wind (30-45)
(all roof angles)

Horizontal Wind Pressure				Vertical Wind Pressure			
End Zone	Interior Zone			End Zone	Interior Zone		
Wall	Roof	Wall	Roof	W'd Roof	L'd Roof	W'd Roof	L'd Roof
25.8	-13.1	17.2	-7.5	-30.1	-17.2	-21.5	-14.0
35.4	-9.2	23.6	-5.4	-30.1	-21.5	-21.5	-18.1
29.0	19.3	23.6	16.1	10.7	-17.2	1.1	-15.0
25.8	-12.9	17.2	-7.5	-30.1	-17.2	-21.5	-14.0

G	GCP	Components & Cladding (PSF)		
1	0.1	Max-pres	Max+pres	GCP
0.0		-32.4	24.7	-1.8
Walls, side and end walls (zone 4)		-28.9	24.7	-1.5
Roof, first 2 ft. of eaves, rake, and ridge		-44.9	28.0	-3.2
Roof, main field of roof		-25.1	28.0	-1.3
Overhang		-58.0		-3.0

Figure 3.

effective area =

10.0 sq. ft.

Notes: The wind pressures in Exposure Category B using the new FBC code have not changed appreciably over the former SBC Code because of the use of different coefficients in the total wind pressure determination even though the wind speed is now based on a 3 second gust versus the previous fastest mph wind speed (sustained)

Jeff
7/8/03

Apr. 16. 2004 11:39AM

No. 7938 P. 5

J. LEE SMITH, P.E.
1299 W. FAIRBANKS AVE. STE C
WINTER PARK, FL 32788
FL CERTIFICATION #28177

Cook PORTABLE WAREHOUSES

1 ROOF SHINGLES 3 TAB SQUARE
BLIT STRIP SHINGLES 12X24
WITH 1" LAP MIN. FASTENED W/ (6)
P GALV #4 ROOFING NAILS

2 WALL FRAMING 2X4 STUDS
24" O.C. (16" O.C. FOR 12 FT
WIDE UNITS) WITH 2X11
PLYWOOD FASTENED WITH
3/4" RING SHANK STDS. AT
TOP & BOTTOM OF SHEET
AND 2" O.C. AT SIDE OF SHEET
12" O.C. AT MIDDLE STUDS

2 ROOF SHEATHING
1/2" ORIENTED STRAND BOARD
FASTENED WITH 4" RING SHANK
GALV. 2" O.C. AT EDGE OF SHEET
AND 12" O.C. AT MIDDLE
AND 5" O.C. END OF GABLE
VENTILATION

CLASS A 225 LB.
FIBERGLASS SHINGLES
WITH A 10 YEAR
LIMITED WARRANTY

3. ENGINEERED
TRUSSES
2X4 TRUSSES @ 24"
O.C. WITH GUSSETS
FOR SUPPORT

1 1/2" ORIENTED
STRAND BOARD
FASTENED TO
DECKING TO
PREVENT ROOF
WARP

BOTTOM AND
TOP WALL
PLATES ON
ALL WALLS.
TOP PLATE
DESIGNED TO
RECEIVE
SIDING

COOK SPECIALTY
SIDING CUT
SHALLOW GROOVE
FOR MAXIMUM
STRENGTH

DOUBLE STUDS
AT ALL SIDING
SEAMS FOR MAXIMUM
SUPPORT

17 SKIDS TWO 4X6" PT.
POINT TO BACK (FOR
SEAMS FOR 12 FT. WIDE
UNITS)

6 FLOORING 5/8" COX PLYWOOD
3/4" FOR THE GARAGE UNIT)
FASTENED WITH #10 COMMON NAILS
AT 10" O.C. ON 2X4 FLOOR JOISTS
(12" O.C. FOR GARAGE UNIT)

REINFORCED DOOR
GLAZES AT BOTTOM
END INCLUDES DOORSTOP
TO INSURE A TIGHT FIT

RING SHANK 2"
NAILS FOR
INTERIOR HOLDING

LOCKING DOOR
HANDLES

TWIST STRAPS
AND 8 BY SIMPSON
EQUAL TO EACH
TRUSS AND TOP
RAPE TO STUDS
FASTEN WITH
10D GALV. NAILS TO
TRUSSES AND 6D GALV.
NAILS TO STUDS

STEEL CHAINS
TO HELP PREVENT WIND
DAMAGE

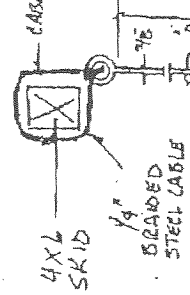
HEAVY DUTY HINGES
FASTENED TO FRAMING

PULLING BLOCKS
IN FLOOR TO SUPPORT
SEAMS

CABLE HAS UP LIFT VALUE OF 7,000 LB.

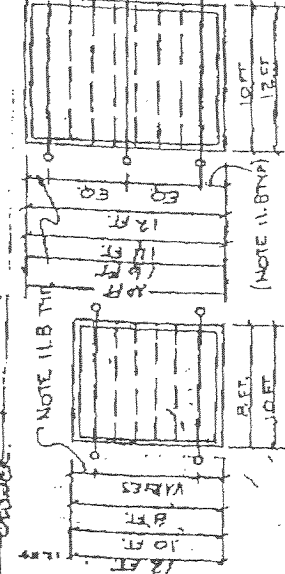
CAUTION:

THE INSTALLER OF THE DOWN AUGER
ANCHOR MUST FIRST DETERMINE
LOCATION OF ALL UNDERGROUND
UTILITIES (ELEC. WATER, SEWER LINES
TELEPHONE, CABLE TV, ETC.) TO PREVENT
ACCIDENTAL PUNCTURE



1) AUGER EYE ANCHOR
ANI 30 BY HUGHES
OR EQUAL AT EACH
CORNER BY PROPERTY
OWNER

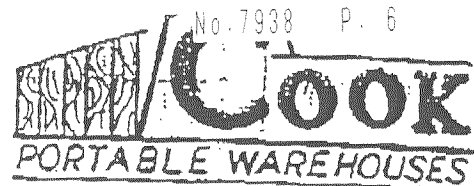
NOTE 11B TYP.
(ADD 5" SET OF
ANCHORS, ONE 32 UNIT)



SHEET NO 5

Sheet
7/8/03

The Cabin



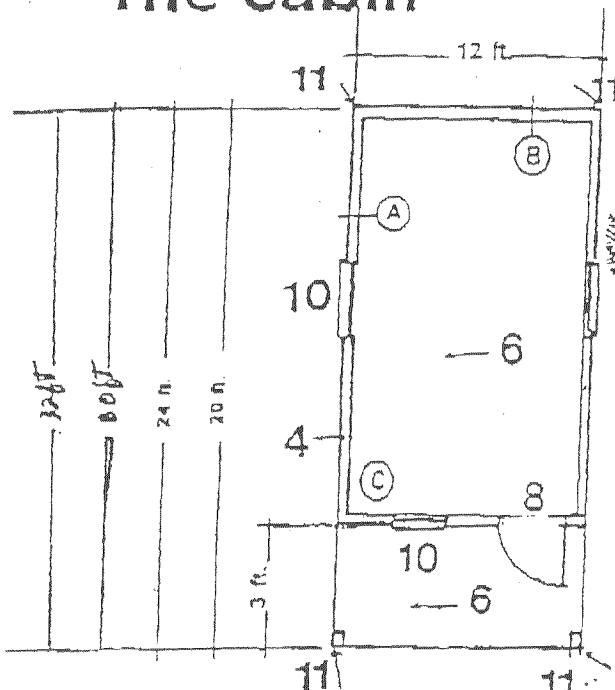
NOTES:

1. ROOF SHINGLES: 3 TAB SQUARE BUTT STRIP SHINGLES 12"X36" WITH 7" LAP MIN. FASTENED WITH 1" GALV. #4 ROOFING NAILS, APPLIED TO MEET MIN. RECOMMENDATIONS OF MPQS. FOR VARIOUS ROOF SLOPES
2. ROOF SHEATHING: 1/2" ORIENTED STRAND BOARD FASTENED WITH #5 RING SHANK GALV. NAILS 6" O.C. AT EDGE OF SHEET AND 12" O.C. AT MIDDLE AND 3" O.C. AT END OF GABLE
3. ENGINEERED TRUSSES
4. WALL FRAMING 2X4 STUDS 24" O.C. WITH 5/8" T-111 PLYWOOD FASTENED WITH #3 RING SHANK 3" O.C. AT TOP AND BOTTOM OF SHEET AND 6" O.C. AT SIDE OF SHEET. 12" O.C. AT MIDDLE STUDS.
5. TWIST STRAP: LITS 18 BY SIMPSON. BRACKET. TIE EACH TRUSS AND TOP PLATE TO STUDS AND FASTEN W/ (3) 6d GALV. NAILS TO TRUSSES. 4d GALV. NAILS TO STUDS
6. FLOORING: 5/8" CDX PLYWOOD 3/4" FOR THE 'GARAGE' UNIT FASTEN WITH 16d CORN NAILS AT 10" O.C. ON 2X4 FLOOR JOISTS AT 16" O.C. (12" O.C. FOR GARAGE UNIT)
7. SKIDS: TWO 4X6" P.T. FRONT TO BACK (FOUR SKIDS FOR 12 FT WIDE UNITS)
8. 3 FT. DOOR
9. 4 FT. DOOR
10. WINDOW
11. AUGER ANCHOR: HOLDOWN ANCHOR ATTACH CORNER BY PROPERTY OWNER TO MEET LOCAL REQUIREMENTS.

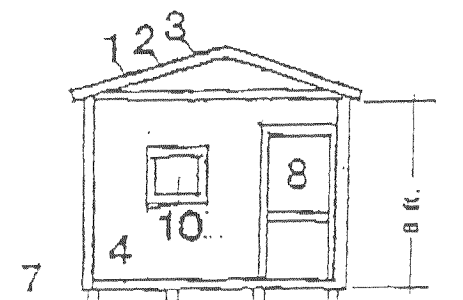
NOTE:

THIS PORTABLE MANUFACTURED UNIT MEETS THE MINIMUM REQUIREMENTS OF STANDARD BLDG. CODE CHAPTER 1606, 2001 EDITION; AND ASCE 7-98, FOR UP TO AND INCLUDING 130 MPH WIND ZONES.

SHEET NO. 1
NOT TO SCALE

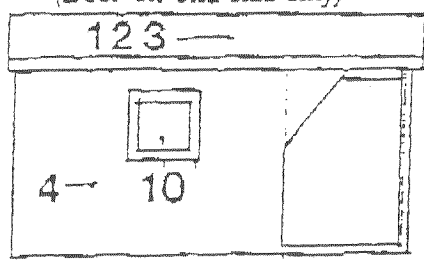


PLAN



FRONT & REAR ELEVATIONS

(Door on one side only)



SIDE ELEVATIONS

ENGINEERING SERVICES GROUP

200 W. FAIRBANKS AVE. SUITE B WINTER PARK FL 32789 (407) 740-7111
391 W. FAIRBANKS AVE. SUITE B WINTER PARK FL 32789 (407) 740-7656
3201 E. SMITH, P.E. FAX (407) 740-7656
1299 W. FAIRBANKS AVE. STE 2

Lee f.
7/8/03

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On September 27, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

BLKS 01 03 & LOT 11 (LESS NELY 100 FT OF LOT 11 & BEG S COR BLK 01 RUN N 505 FT S 80 DEG 36 MIN 30 SEC 315.35 FT S 34 DEG 27 MIN W TO BEG) & 21-19-29-300-005B-0000 SEC 21 TWP 19S RGE 29E BEG 505 FT N OF S COR LOT 01 REPLAT WEKIVA CAMP SITES RUN N 80 DEG 36 MIN 30 SEC W TO RIVER RUN NELY ALONG RIVER TO S LI LOT 3 E 340 FT S 250 FT TO BEG REPLAT OF WEKIVA CAMP SITES PB 9 PG 20

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: JOHN COLBERT
186 WEKIVA PARK DRIVE
SANFORD, FL 32771

Project Name: WEKIVA PARK DRIVE (186)

Requested Development Approval:

1. MINIMUM REAR YARD SETBACK VARIANCE FROM 200 FEET TO 30 FEET FOR AN EXISTING ADDITION TO A DETACHED SCREEN ROOM IN THE A-1 (AGRICULTURE DISTRICT).

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Francisco Torregrosa, Planner
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. The variance granted will apply only to the existing addition to a detached screen room as depicted on the attached site plan.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Matthew West
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: